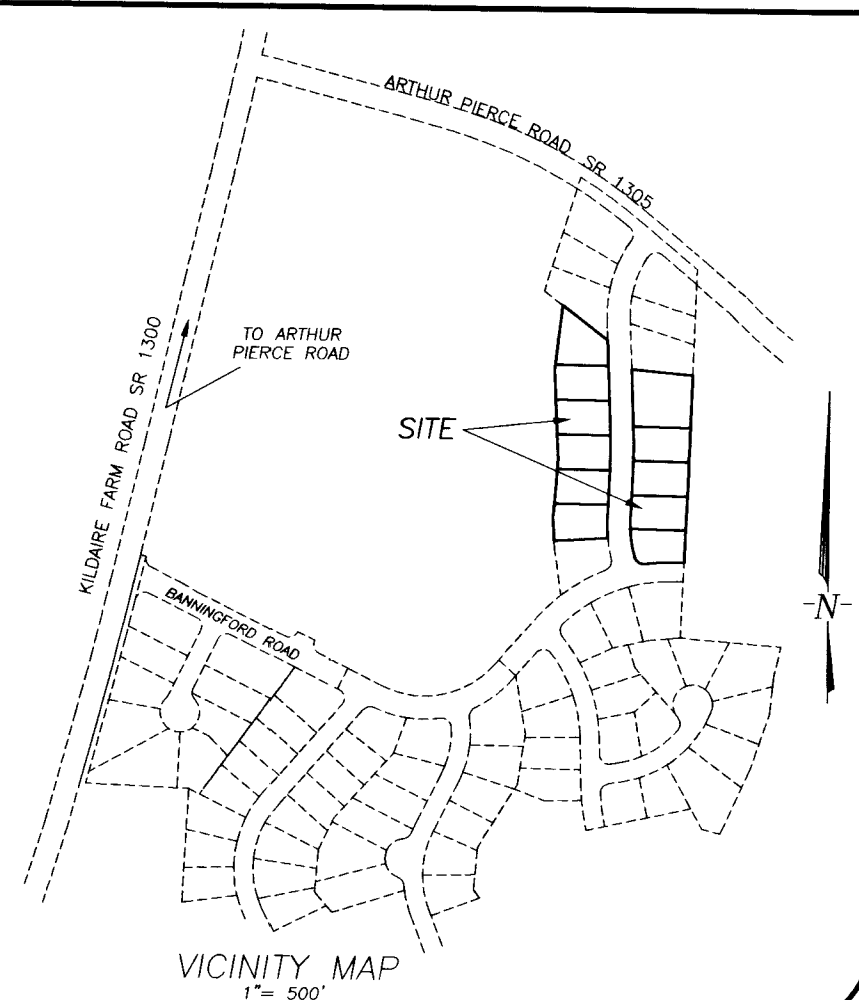




PIN NUMBERS
0760.01-17-2696
0760.01-26-0656
0760.01-07-8625
0760.01-18-7375
0730.01-17-9377

MAP/DEED REFERENCES:
MB 1994 PG 991
AN UNRECORDED MAP ENTITLED PREPARED
BY SMITH & SMITH SURVEYORS, ENTITLED
"FRANKS AND MARKHAM TRACTS" DATED
2/85.

NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
- BASIS OF BEARING: NC GRID (NAD 83) PER MAP BOOK 1994, PAGE 991. NO NC GRID MONUMENT IS LOCATED WITHIN 2000'.
- AREAS COMPUTED BY COORDINATE METHOD.
- SANITARY AND DRAINAGE EASEMENTS EXTEND 10' ON EITHER SIDE OF EXISTING STRUCTURES.
- METAL STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ZONING IS R-10 CONDITIONAL USE.
- THIS PORTION OF COTSWOLD SUBDIVISION IS NOT LOCATED IN A FLOOD AREA PER FIRM COMMUNITY PANEL NUMBER 370368, MAP #3718300, PANEL 515E, AS LAST PUBLISHED AND REVISED 03/03/92.
- 20' DRAINAGE EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING DRAINAGE STRUCTURES, DITCHES OR CHANNELS AS SHOWN HEREON, WHICHEVER IS GREATER.
- RESTRICTIVE COVENANTS MAY REQUIRE DIFFERENT SETBACK DISTANCES. TO THE EXTENT THAT APPLICABLE RESTRICTIVE COVENANTS REQUIRE GREATER SETBACK DISTANCES THAN SHOWN HEREON, THE RESTRICTIVE COVENANTS CONTROL.
- 20' SANITARY SEWER EASEMENTS EXTEND 10' ON EACH SIDE OF EXISTING SANITARY SEWER LINES, OR AS SHOWN ON PLAT, WHICHEVER IS GREATER.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- A PORTION OF WAKE COUNTY PARCEL NUMBER (PIN) 0760.01-27-0722.
- NO FENCE SHALL BE PLACED IN THE STREETSCAPE OR BUFFER UNLESS INSTALLED AT ONE TIME FOR THE ENTIRE LENGTH OF STREETSCAPE OR BUFFER. INDIVIDUAL LOT OWNERS SHALL NOT INSTALL FENCES IN A PIECEMEAL FASHION. PRIOR TO PLACING A FENCE IN A STREETSCAPE OR BUFFER, THE FENCE SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF CARY. ALL FENCES SHALL BE OF UNIFORM DIMENSIONS, MATERIALS AND COLORS.
- ALL BUFFERS AND STREETSCAPES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PURPOSE OF THIS RECOMBINATION IS TO REMOVE LOTS 142 & 160 AS PREVIOUSLY RECORDED IN MB 1999 PG 978 IN ORDER TO ENLARGE REMAINING LOTS AS REQUESTED BY THE OWNER.

SURVEY CERTIFICATE

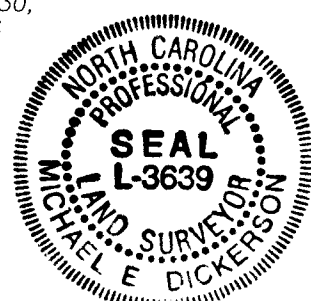
I, MICHAEL E. DICKERSON, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 2/9/01, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 9th DAY OF FEB., A.D., 2001.

TYPE OF PLAT

I, MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;

Michael E. Dickerson L-3639
MICHAEL E. DICKERSON, REGISTERED LAND SURVEYOR No. L-3639

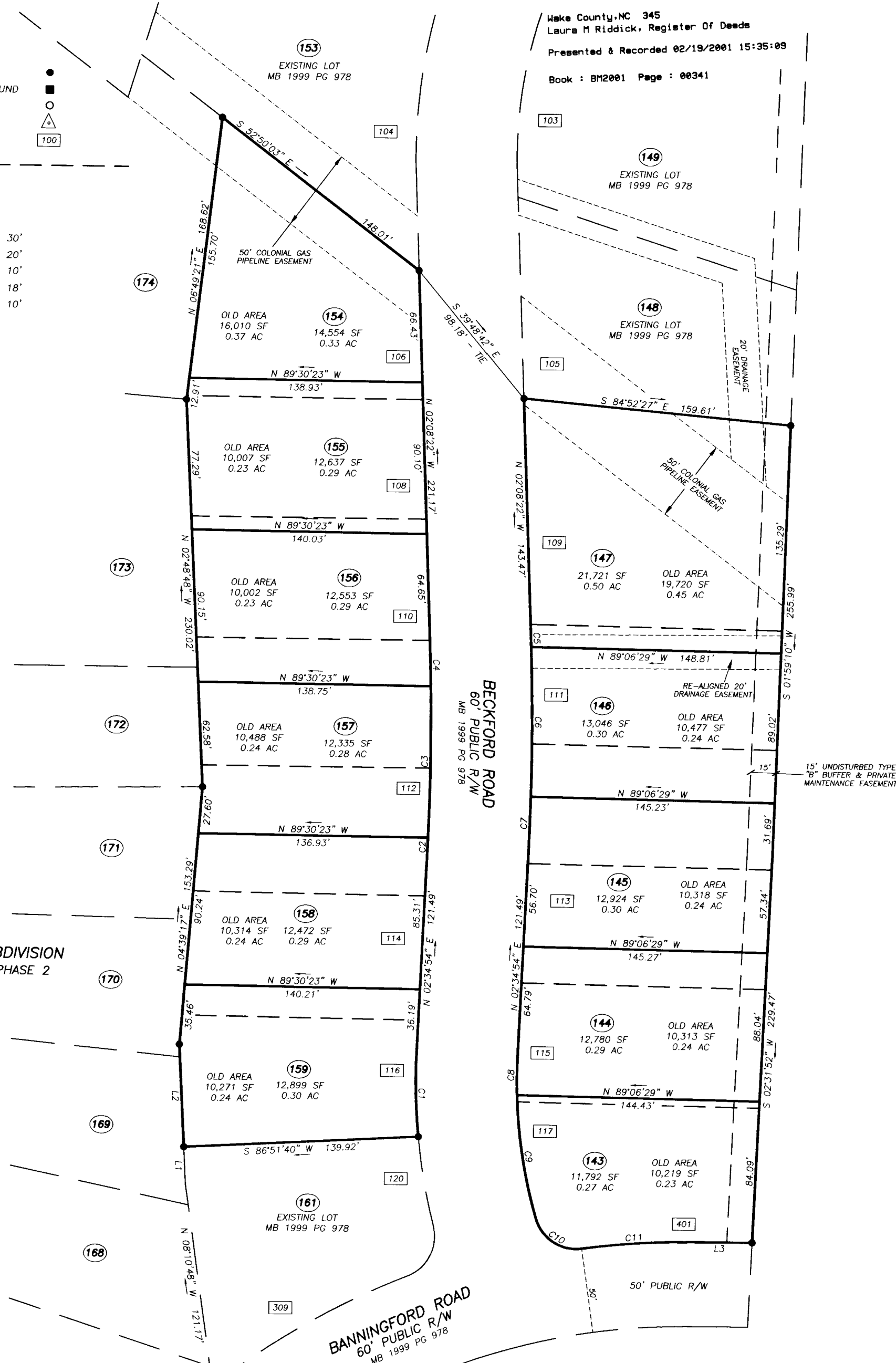


COTSWOLD SUBDIVISION A PORTION OF PHASE 2

LEGEND:
METAL STAKE FOUND
CONCRETE MONUMENT FOUND
METAL STAKE SET
CONTROL CORNER
ADDRESS
OLD PROPERTY LINE
TO BE REMOVED

SETBACKS:
FRONT 30'
REAR 20'
SIDE 10'
CORNER SIDE 18'
FROM BUFFER 10'

MINIMUM LOT WIDTH:
1) 70'
2) 80' FOR CORNER LOTS



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	354.78'	51.33'	51.29'	S 01°33'47" E
C2	1458.80'	4.75'	4.75'	S 02°29'18" E
C3	1458.80'	90.01'	90.00'	N 00°37'38" E
C4	1458.80'	25.43'	25.43'	N 01°38'23" W
C5	1518.80'	3.79'	3.79'	N 02°04'05" W
C6	1518.80'	89.03'	89.02'	N 00°19'02" W
C7	1518.80'	32.33'	32.33'	N 01°58'19" E
C8	294.78'	23.25'	23.24'	S 00°19'21" W
C9	294.78'	74.35'	74.16'	S 09°09'45" E
C10	25.00'	35.70'	32.74'	S 57°17'45" E
C11	445.67'	62.80'	62.74'	S 85°50'01" W

OWNER'S CERTIFICATION

THIS CERTIFIES THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE, THERETO BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT FOR APPROVAL, WE HEREBY DEDICATE TO THE TOWN OF CARY FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN HEREON FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN OF CARY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE TOWN OF CARY FOR THE BENEFIT OF THE PUBLIC; SAID DEDICATION SHALL BE IRREVOCABLE (PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE TOWN OF CARY BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.) ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

BOOK NUMBER _____, PAGE NUMBER _____

Michael S. Rymasz
CENTEX HOMES Assistant Secretary

CERTIFICATE OF APPROVAL FOR RECORDATION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF CARY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AND CONDITIONS OF APPROVAL AS ARE NOTED IN THE MINUTES OF THE TOWN COUNCIL AND FOR THE ZONING BOARD OF ADJUSTMENT AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

Michael S. Rymasz 2/16/01
DIRECTOR OF DEVELOPMENT SERVICES DATE

CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

I, Bessie Adams, THE TOWN CLERK OF CARY, NORTH CAROLINA, DO CERTIFY THAT THE TOWN OF CARY, APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAYS AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE GOVERNING BODY OF THE TOWN OF CARY, IT IS IN THE PUBLIC INTEREST TO DO SO.

Bessie Adams 2/16/01
TOWN CLERK DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE ACCURACY REQUIRED BY THE TOWN COUNCIL AND/OR THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT SERVICES AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

Michael E. Dickerson 2/19/01
MICHAEL E. DICKERSON, P.L.S., L-3639 DATE

CITY LIMITS CERTIFICATE

THIS PLAT IS NOT TO BE RECORDED AFTER THE DAY OF 3/30/01. ONE COPY TO BE RETAINED BY THE CITY. THIS PLAT IS IN ☒ IN ☐ OUT ☐ OF THE CITY LIMITS.

01-0081

STATE OF NORTH CAROLINA COUNTY OF WAKE

I, Michael E. Dickerson, REVIEW OFFICER OF CARY, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Michael E. Dickerson 2/16/01
REVIEW OFFICER DATE

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 02°56'46" W	21.75'
L2	N 02°56'46" W	61.03'
L3	S 89°52'13" W	38.76'

60 0 60 120
SCALE: 1" = 60'

CA0002515 RECORDED IN BOOK OF MAPS 2001, PAGE 341, WAKE COUNTY.

Withers & Ravenel
Engineering & Surveying, Inc.

111 MacKENAN DRIVE
CARY, NORTH CAROLINA 27511
(919) 469-3340, FAX (919) 467-6008

TOWN OF CARY REFERENCE #98-SB-033

COTSWOLD SUBDIVISION RECOMBINATION, PHASE 3
FORMERLY FRANKS/MARKHAM TRACT

OWNER: CENTEX HOMES

NORTH CAROLINA
WAKE COUNTY
HOLLY SPRINGS TOWNSHIP

PLAT OF SURVEY

REVISIONS

NO. DATE DESCRIPTION

DATE: 2/9/01

DESIGNED: CHECKED: MED

DRAWN: MED APPROVED: MED

SHEET: 1 OF 1

CAD FILE: BD_01018

PROJECT NO: 98174